



# The Weekly Permit Bulletin

August 23, 2012

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

## GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the SEPA field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

### Notice of Application

#### NOTICE OF APPLICATION

[Bellevue Brewing Company Water Main](#)

**Location:** 1850 130<sup>th</sup> Ave NE

**Neighborhood:** Wilburton

**File Number:** 12-118200-LO

**Description:** Application for Land Use approval to install a water main within the buffer to a Type F stream. The area of work is proposed to be within an area already developed as a paved parking area. Mitigation plantings will be required.

**Approvals Required:** Critical Areas Land Use Permit approval, Land Use approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** Thursday, September 6, 2012, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** July 24, 2012

**Completeness Date:** August 15, 2012

**Applicant:** John Robertson, Bellevue Brewing Company

**Applicant Contact:** Roy Lewis, Triad Associates, 425-216-2152

**Planner:** Carol Orr, 425-452-2896

**Planner Email:** [corr@bellevuewa.gov](mailto:corr@bellevuewa.gov)

#### NOTICE OF APPLICATION

[Factoria Recycling and Transfer Station](#)

**Location:** 13800 SE 32<sup>nd</sup> Street

**Neighborhood:** Woodridge

**File Numbers:** 12-110986-LB, 12-110987-LO

**Description:** Application for Conditional Use Permit and Critical Areas Land Use Permit Approval to remove the existing Transfer Station and construct a new Transfer Station and recycling areas, with associated facilities. Ancillary improvements to parking and landscaping will occur with this application. Project will impact existing wetlands on site, mitigation will be required.

**Approvals Required:** Conditional Use Permit approval, Critical Areas Land Use Permit approval and ancillary permits and approvals

**SEPA:** Mitigated Determination of Non-Significance previously issued by King County on March 8, 2012

**Minimum Comment Period Ends:** Thursday, September 6, 2012, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** Thursday, September 6, 2012, 6 PM; East Shore Unitarian Church; 12700 SE 32<sup>nd</sup> Street, Bellevue, WA

**Date of Application:** April 9, 2012

**Completeness Date:** May 7, 2012

**Notice of Application Date:** August 23, 2012

**Applicant Contact:** Dwin Ugwoaba, King County Solid Waste Division, 206.296.4428

**Planner:** Liz Stead, 425-452-2725

**Planner Email:** [estead@bellevuewa.gov](mailto:estead@bellevuewa.gov)

### Notice of Decision

#### NOTICE OF DECISION

[Valentine Critical Areas setback modification](#)

**Location:** 1006 West Lake Sammamish Pkwy SE

**Neighborhood:** Sammamish/East Lake Hills

**File Number:** 12-114103-LO

**Description:** Critical Areas Land Use approval to modify a shoreline structure setback and setback from geologic hazard area to construct a new single family residence.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** Thursday, September 6, 2012, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** May 22, 2012  
**Completeness Date:** June 12, 2012  
**Notice of Application Date:** June 28, 2012  
**Approvals Required:** Critical Areas Land Use Permit approval and ancillary permits and approvals  
**Applicant:** Dave Elwell, DME Construction  
**Applicant Contact:** Barbara Pickens, 4DArchitects, 425-576-1414  
**Planner:** Heidi Bedwell, 425-452-4862  
**Planner Email:** [hbedwell@bellevuewa.gov](mailto:hbedwell@bellevuewa.gov)

#### NOTICE OF DECISION

##### Woodland Commons Pond Maintenance

**Location:** 13600 NE 11<sup>th</sup> Street Bldg. U  
**Neighborhood:** Crossroads  
**File Number:** 12-117903-LO  
**Description:** Land Use approval to repair a private stormwater pond to restore the inlet and outlet structures and sediment level of the facility to its original condition. This facility drains into stormwater conveyance systems that extend downstream and eventually reach Kelsey Creek. Following completion the pond will be restored with native planting.  
**Decision:** Approval with Conditions  
**Concurrency Determination:** N/A  
**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.  
**Appeal Period Ends:** Thursday, September 6, 2012, 5 PM. Refer to page one for information on how to appeal a project.  
**Date of Application:** July 17, 2012  
**Completeness Date:** July 25, 2012  
**Notice of Application Date:** August 2, 2012  
**Applicant Contact:** Thomas Kachman, Essex Property Trust, 425-457-1592  
**Planner:** Reilly Pittman, 425-452-4350  
**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

#### NOTICE OF DECISION

##### Parkwood Lane Lot 4

**Location:** 3665 163<sup>rd</sup> Avenue SE  
**Neighborhood:** Eastgate/Cougar Mountain  
**File Number:** 12-115995-LO  
**Description:** Land Use approval of a proposal to construct a new single-family residence on an undeveloped lot which will modify and impact a steep slope critical area and the 75-foot setback from the steep slope.  
**Decision:** Approval with Conditions  
**Concurrency Determination:** N/A  
**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.  
**Appeal Period Ends:** Thursday, September 6, 2012, 5 PM. Refer to page one for information on how to appeal a project.  
**Date of Application:** June 4, 2012  
**Completeness Date:** June 6, 2012

**Notice of Application Date:** June 14, 2012  
**Applicant Contact:** Troy Schmeil, TD Home Partners LLC, 425-818-8829  
**Planner:** Reilly Pittman, 425-452-4350  
**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

#### NOTICE OF RECOMMENDATION AND PUBLIC HEARING

##### Horizon View C Rezone

**Locations:** 5008, 5022, 5036, 5050, 5372 151st Ave SE; 15110, 15126, 15140, 15150, 15109, 15121 SE 53rd Pl; 5300, 5313, 5316, 5323, 5330, 5335, 5344, 5351, 5356, 5363, 5375, 5387, 5422, 5435, 5436 153rd Ave SE; 5304, 5408 153rd PL SE; 5412, 5422, 5448, 5506 152nd PL SE  
**Neighborhood:** Eastgate/Cougar Mountain  
**File Number:** 12-116644 LQ  
**Description:** Recommendation for Area-Wide Rezone from R-3.5 to R-2.5 per Part 20.35.400 LUC Process IV City Council Legislative Actions and Part 20.30A LUC Rezone.  
**Concurrency Determination:** N/A  
**SEPA:** Determination of Non-Significance is issued.  
**Appeal Period Ends:** This DNS is only appealable as part of the City's action on the rezone. In order to comply with requirements of SEPA and the State of Washington Growth Management Act for coordination of hearings, any appeal of the SEPA threshold determination herein will be considered by the Growth Management Hearings Board along with an appeal of the City Council's action. See LUC 20.35.250C.  
**Public Hearing:** Wednesday, September 12, 2012, 6:30 PM; Bellevue City Hall; 450 110th Ave NE,  
**Hearing Room:** Planning Commission Public Hearing-Council Conference Room 1E-113  
**Date of Application:** June 19, 2012  
**Completeness Date:** July 19, 2012  
**Notice of Application Date:** July 26, 2012  
**Applicant:** Dan Stroh, Planning Director  
**Applicant Contact:** Nicholas Matz, Planning and Community Development Department, 425-452-5371  
**Planner:** Heidi Bedwell, 425-452-4862  
**Planner Email:** [hbedwell@bellevuewa.gov](mailto:hbedwell@bellevuewa.gov)